COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 8/20/2025 **Meeting Date:** 9/4/2025

Department: Zoning Department

1. Nature and purpose of agenda item:

Special Family Lot Request - SFLP250801 - Hargis & Mary Sandage request to deed 1.01 acres to son, James Hardage

2. Recommended Motion/Action:

Approve Special Family Lot Request - SFLP250801

3. Fiscal impact on current budget.

This item has no effect on the current budget.

THIS ITEM WAS APPROVED WITHOUT EXCEPTION BY THE BOARD OF COUNTY COMMISSIONERS ON 9/4/2025

Inst: 202512021231 Date: 09/17/2025 Time: 9:19AM
Page 1 of 2 B: 1549 P: 1317, James M Swisher Jr, Clerk of Court
Columbia, County, By: AK
Deputy Clerk

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Hargis T Sandage, the Owner of the parent parcel which has been subdivided for James Sandage, the Immediate Family Member of the Owner, and which is intended for the Immediate Family Members primary residence use. The Immediate Family Member is related to the Owner as Son. Both individuals being first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate Family Member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.

2. Both the Owner and the Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.

3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Parent Tract Tax Parcel No. 26-4S-15-00401-025

4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. 26-4S-15-00401-045.

5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the property.

6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).

7. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Owner

Hargis T Sandage
Typed or Printed Name

FI Dr lic
S 443-426-63-000-0

Immediate Family Member

James Sandage
Typed or Printed Name

FI Dr lic S532445851300

Subscribed and sworn to (or affirmed) before me this 13th day of August, 2025 by Hargis T Sandage (Owner) who is personally known to me or has produced _____ as identification.

Notary Public

Patricia A Tarallo

PATRICIA ANN TARALLO
Notary Public - State of Florida
Commission # HH 598366
My Comm. Expires Oct 1, 2028

Subscribed and sworn to (or affirmed) before me this 13th day of August, 2025 by James Sandage (Family Member) who is personally known to me or has produced _____ as identification.

Notary Public

Patricia A Tarallo

PATRICIA ANN TARALLO
Notary Public - State of Florida
Commission # HH 598366
My Comm. Expires Oct 1, 2028

APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Karen Aiken-Sellers

Name: Karen Aiken-Sellers

Title: Planning Tech

ZONING DEPARTMENT
COLUMBIA COUNTY
GATEWAY TO FLORIDA
APPROVED

72752

Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # SFLP 250801
Application Fee $50.00
Receipt No. 771485
Filing Date 8-18-2025
Completeness Date 9-4-2025

ZONING DEPARTMENT COLUMBIA COUNTY GATEWAY TO FLORIDA APPROVED

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: Hargis T Sandage and Mary P Sandage
2. Address of Subject Property: 238 SW Paradise Gln, Lake City, Fl 32024
3. Parcel ID Number(s): Part of 26-4S-15-00401-025
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage of Parent Parcel: 10.95
7. Acreage of Property to be Deeded to Immediate Family Member: 1.01
8. Existing Use of Property: there was a singlewide that was removed this year
9. Proposed use of Property: New Doublewide Mobile Home
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: James E Sandage

PLEASE NOTE: Immediate family member must be a parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild, or grandchild of the person who is conveying the parcel to said individual.

B. APPLICANT INFORMATION

1. Applicant Status ■ Owner (title holder) □ Agent
2. Name of Applicant(s): Hargis T Sandage Title: _____
   Company name (if applicable): _____
   Mailing Address: 236 SW Paradise Gln
   City: Lake City State: Fl Zip: 32024
   Telephone: (386) 623-6626 Fax: (___) _____ Email: marysandage@yahoo.com

   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
3. If the applicant is agent for the property owner*.
   Property Owner Name (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ Zip: _____
   Telephone: (___) _____ Fax: (___) _____ Email: _____

   PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
   ***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Map, Drawing, or Sketch of Parent Parcel Showing the Location of the Proposed Lot being Deeded to Immediate Family Member with Appropriate Dimensions (Must be a Minimum of One Acre).

2. Personal Identification and Proof of Relationship, to Establish the Required Immediate Family Member Status, of both the Parent Parcel Owner and the Immediate Family Member. The Personal Identification Shall Consist of Original Documents or Notarized Copies from Public Records. Such Documents may include Birth Certificates, Adoption Records, Marriage Certificates, and/or Other Public Records.

3. Family Relationship Residence Agreement Affidavit is Required Stating that the Special Family Lot is being Created as a Homestead by the Immediate Family Member, that the Immediate Family Member shall obtain Homestead Exemption on the Lot. This Affidavit shall be Recorded in the Clerk of Courts Office.

4. Legal Description of Parent Parcel with Acreage (In Microsoft Word Format).

5. Legal Description of Property to be Deeded to Immediate Family Member with Acreage (In Microsoft Word Format).

6. Legal Description of Parent Parcel with Immediate Family Member Lot Removed with Acreage (In Microsoft Word Format).

7. Proof of Ownership (i.e. deed).

8. Agent Authorization Form, if applicable (signed and notarized).

9. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

10. Fee. $50.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

A special family lot permit may be issued by the Board of County Commissioners on land zoned Agricultural or Environmentally Sensitive Area within these Land Development Regulations, for the purpose of conveying a lot or parcel to an immediate family member who is the parent, grandparent, adopted parent, stepparent, sibling, child, or adopted child, stepchild or grandchild of the person who conveyed the parcel to said individual, **not to exceed one (1) dwelling unit per one (1) acre** and the lot complies with all other conditions from permitting development as set forth in these Land Development Regulations. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for immediate family members to reside on lots as their primary residence which exceed maximum density for such areas, provided that the lot complies with the conditions for permitting established in Section 14.9 of the Land Development Regulations.

If approved by the Board of County Commissioner, the division of lots shall be recorded by separate deed, comply with all other applicable regulations of the Land Development Regulations, and comply with all other conditions for permitting and development as set forth in the Land Development Regulations. A completed building permit application shall be submitted within one (1) year of receiving approval by the Board of County Commissioners. One (1) extension can be requested in writing and approved by the Land Development Regulations Administrator not to exceed nine (9) months. If a special family lot permit expires, it shall have to go through the process again for approval as required by this section. A building permit for a special family lot shall be issued only to the immediate family member or their authorized representative (i.e. licensed building contractor or mobile home installer) after a recorded copy of the family relationship residence agreement affidavit and deed to the special family lot has been submitted to the Land Development Regulation Administrator as part of the building permit application process.

Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

1. The deeding of the parcel back to the original owner of the parent tract as indicated in Section 14.9 of the Land Development Regulations;
2. To another individual meeting the definition of immediate family member:
3. To an individual not meeting the definition of immediate family member due to circumstances beyond the reasonable control of the family member to whom the original special family lot permit was granted such as divorce, death or job change resulting in unreasonable commuting distances, the immediate family member is no longer able to retain ownership of the special family lot, subject to approval by the original reviewing body t hat approved the special family lot permit; and
4. Upon approval of the transfer of the special family lot, the County will issue a Certificate of Transfer and the owner shall record the certificate in the Public Records in the Clerk of the Courts Office. This process shall apply retroactively to special family lots previously created under the Land Development Regulations.

Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 30 day appeal period is over or until any appeal has been settled.

Upon the applicant obtaining a Certificate of Occupancy, the applicant must file for Homestead Exemption. Homestead Exemptions can be filed each year with the Columbia County Property Appraiser's Office from January 1 to March 31.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Hargis T Sandage

Applicant/Agent Name (Type or Print)

8/13/2025

Applicant/Agent Signature

Date

THIS INSTRUMENT PREPARED BY:

Tri-County Title Services of Lake City, Inc.
411 North Hernando Street
Lake City, Florida 32055

95-16071

RECORD AND RETURN TO:
Tri-County Title Services of Lake City, Inc.
411 North Hernando Street
Lake City, Florida 32055

RE: PARCEL ID # 26-4S-15-00401-024
BUYER'S TIN: 261-53-8674

FOR RECORDER

FILED AS PART OF PUBLIC RECORDS OF COLUMBIA COUNTY, FL

1995 DEC 12 PM 2:28

P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY _____ D.C.

WARRANTY DEED

THIS WARRANTY DEED made this 12th day of DECEMBER, 19 95 by **Terry M. Kelly, Trustee under the provisions of a certain Trust Agreement dated the 26th. day of June 1992**, hereinafter called Grantor, and whose address is **880 E. Baya Avenue, Lake City, FL 32055** to **Hargis Sandage and his wife, Mary Sandage,** hereinafter called Grantee and whose address is **386 Anderson Street, Lake City, Florida 32055.**

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in **Columbia** County, **Florida,** viz:

A part of the NW 1/4 of Section 26, Township 4 South, Range 15 East, more particularly described as follows: Commence at the Southwest corner of the SE 1/4 of said NW 1/4 and run N 0°51'54" W, 30.0 feet; thence N 88°24'33" E, 718.61 feet; thence N 0°51'54" W, 352.68 feet for a POINT OF BEGINNING. Thence run S 88°47'46" W, 159.84 feet; thence N 0°51'54" W, 248.0 feet; thence N 88°47'46" E, 159.84 feet; thence S 0°51'54" E, 248.0 feet to the POINT OF BEGINNING. Columbia County, Florida.

TOGETHER WITH the right of ingress and egress over and across the following described parcel: Commence at the Southwest corner of the SE 1/4 of the NW 1/4 of Section 26, Township 4 South, Range 15 East and run N 0°51'54" W, 665.53 feet; thence N 88°47'46" E, 658.56 feet to the POINT OF BEGINNING. Thence continue N 88°47'46" E, 60 feet; thence N 88°24'33" E, 672.17 feet to the West Right-Of-Way line of Cypress Lake Road; thence S 2°41'27" W, 30.08 feet; thence S 88°24'33" W, 675.31 feet; thence S 88°47'46" W, 60 feet; thence N 0°51'54" W, 30.0 feet to the POINT OF BEGINNING OF SAID EASEMENT.

The purpose of this deed is to release a portion of the lands described in that certain Agreement for Deed dated July 12, 1993, recorded February 1, 1994 in Official Records Book 785, Page 1813.

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

DOCUMENTARY STAMP $ 44.00
INTANGIBLE TAX 6
P DeWITT CASON, CLERK OF COURTS, COLUMBIA COUNTY
BY _____ D.C.

BK 0814 PG 1933

OFFICIAL RECORDS

SUBJECT TO taxes accruing subsequent to December 31, **1995.**
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.
TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.
TO HAVE AND TO HOLD the same in fee simple forever.
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Form Software by Automated Real Estate Systems, Inc. 1-800-330-1288

BK 0814 PG 1934

OFFICIAL RECORDS

Signed, sealed and delivered in our presence:

Sonja Meads
Witness Signature

Sonja Meads
Witness Printed Signature

Marian J. Waldron
Witness Signature

MARIAN J. WALDRON
Witness Printed Signature

Terry M. Kelly, Trustee

STATE OF **FLORIDA**
COUNTY OF **COLUMBIA**

The foregoing instrument was acknowledged before me this 12th day of Dec, 19 95 by **Terry M. Kelly, Trustee under the provisions of a certain Trust Agreement dated the 26th. day of June, 1992.** He/She is personally known to me or has produced _____ as identification.

Notary Public, State and County Aforesaid

Sonja Meads
Notary Signature

Sonja Meads
Notary Printed Signature

(Title or Rank)

(Serial No., if any)

SONJA MEADS
Notary Public, State of Florida
My comm. expires Nov. 28, 1998
Comm. No. CC 423241

Form Software by Automated Real Estate Systems, Inc. 1-800-338-1266

.DeWitt Cason Clerk of Courts, Columbia County, Florida Doc Deed: 0.70

Inst: 201712018157 Date: 10/05/2017 Time: 12:18PM
Page 1 of 1 B: 1345 P: 1279, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

This Warranty Deed, *made the 2nd day of July,, 2014, by* ***TERRY M. KELLY, TRUSTEE OF TERRY M. KELLY LAND TRUST, A TRUST DATED JUNE 26, 1992,*** *hereinafter called the grantor to* ***HARGUS T. SANDAGE and MARY P. SANDAGE, his wife,*** *whose post office address is236 Paradise Glen,, Lake City, Florida, 32024, hereinafter called the grantee.* SW

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the Grantor, for and in the consideration of ten dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants bargains, sells aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situate in Columbia County, State of Florida, viz:*

A PART OF THE NW ¼ OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, *MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF THE SE ¼ OF SAID NW ¼ AND RUN N 0'51'54"W, 30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 0'51'54"W, 635.53 FEET; THENCE N 88°47'46"E, , 718.56 FEET; THENCE N 88°24'33"E, 672.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CYPRESS LAKE ROAD; THENCE S 2°41'27"W, 30.08 FEET; THENCE S 88°24'33"W, 675.31 FEET; THENCE S 0°51'54"E 600.68 FEET; THENCE S 88°24'33"W, 718.61 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA,*

Together with the right of ingress and egress over and across a 60 foot strip of land whose centerline is more particularly described as follows: Commence at the SW corner of the SE ¼ of NW ¼ of Section 26, Township 4 South, Range 15 East and run N 0° 51' 54"W, 665.53 feet; thence N 88° 47' 46"E, 718.56 feet to the Point of Beginning of said centerline; thence N 88°24'33" E, 672.17' to West Right-Of-Way line of Cypress Lake Road and the Point of Termination of said 60 foot easement.

SUBJECT TO A 20 FOOT UTILITY EASEMENT ALONG ROAD RIGHT-OF-WAY AND A 10 FOOT UTILITY EASEMENT ALONG ALL LOT LINES.

SUBJECT *to restrictions, reservations and easements of record, local building and zoning regulations, land use regulations, and taxes for 1995 and subsequent years.*

THIS INSTRUMENT *is given to fulfill the terms and conditions of that certain Agreement For Deed as recorded in OR Book 0785, page 1813, of the public records of Columbia, County, Florida.*

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*
To Have and to Hold, *the same in fee simple forever.*
And, the *Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.*
In Witness Whereof, *the said Grantor has signed and sealed these presents the day and year first above written.*
Signed, sealed and delivered in the presence of:

Witness Signature — *TERRY M. KELLY, TRUSTEE*

Printed Name

Witness Signature

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this day, before me, an officer duly authorized to Administer oaths and take acknowledgments, personally appeared

TERRY M. KELLY, TRUSTEE OF TERRY M. KELLY LAND TRUST, A TRUST DATED JUNE 26, 1992, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 24 day of July, 2014.

Notary Signature

Printed Notary Signature

MICHAEL J. CARR
Notary Public - State of Florida
My Comm. Expires Feb 19, 2018
Commission # FF 090094

Prepared by:
Terry M. Kelly, Trustee
P.O. Box 1116, Lake City, FL 32056-1116

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1322.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R00401-025		3

THIS BILL IS FULLY PAID

Ex:HOMESTEAD; HX Additional

236 SW PARADISE GLN LAKE CITY 32024
COMM SW COR OF SE1/4 OF NW1/4,
RUN N 30 FT FOR POB, CONT N

SANDAGE HARGIS
SANDAGE MARY P
236 SW PARADISE GLEN
LAKE CITY FL 32024

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	81,619	7.8150	46,640	34,979	273.36
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	83,637	0.7480	25,000	58,637	43.86
LOCAL	83,637	3.1430	25,000	58,637	184.30
CAPITAL OUTLAY	83,637	1.5000	25,000	58,637	87.96
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	81,619	0.2936	46,640	34,979	10.27
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	81,619	0.0001	46,640	34,979	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4997	**AD VALOREM TAXES**	**599.75**

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		RATE	AMOUNT
FFIR	FIRE ASSESSMENTS	2.00 Units @ 293.9800	587.96
GGAR	SOLID WASTE - ANNUAL	2.00 Units @ 198.0600	396.12

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS		**984.08**
COMBINED TAXES AND ASSESSMENTS	**1,583.83**	**See reverse side for important information**

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,583.83	-15.84	0.00	1,567.99	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1322.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R00401-025		3

THIS BILL IS FULLY PAID

Ex:HOMESTEAD; HX Additional

236 SW PARADISE GLN LAKE CITY 32024
COMM SW COR OF SE1/4 OF NW1/4,
RUN N 30 FT FOR POB, CONT N

SANDAGE HARGIS
SANDAGE MARY P
236 SW PARADISE GLEN
LAKE CITY FL 32024

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,583.83	-15.84	0.00	1,567.99	0.00

Receipt(s) 2024-38178 on 02/28/25 for $1,567.99 by MARY/HARGIS SANDAGE

A PART OF THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID NW 1/4 AND RUN N 0'51'54"W, 30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 0'51'54"W, 635.53 FEET; THENCE N 88°47'46"E, 718.56 FEET; THENCE N 88°24'33"E, 672.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CYPRESS LAKE ROAD; THENCE S 2°41'27"W, 30.08 FEET; THENCE S 88°24'33"W, 675.31 FEET; THENCE S 0°51'54"E, 600.68 FEET; THENCE S 88°24'33"W, 718.61 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. Containing 10.95 Acres more or less.

Together with the right of ingress and egress over and across a 60 foot strip of land whose centerline is more particularly described as follows: Commence at the SW corner of the SE 1/4 of NW 1/4 of Section 26, Township 4 South, Range 15 East and run N 0° 5154"W, 665.53 feet; thence N 88° 47'46"E, 718.56 feet to the Point of Beginning of said centerline; thence N 88°24'33" E, 672.17' to West Right-Of-Way line of Cypress Lake Road and the Point of Termination of said 60 foot easement.

A PART OF THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID NW 1/4 AND RUN N 0'51'54"W, 30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 0'51'54'W , 635.53 FEET; THENCE N 88°47'46"E, 718.56 FEET; THENCE N 88°24'33"E, 672.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CYPRESS LAKE ROAD; THENCE S 2°41'27"W, 30.08 FEET; THENCE S 88°24'33"W, 675.31 FEET; THENCE S 0°51'54"E, 600.68 FEET; THENCE S 88°24'33"W, 718.61 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. Containing 10.95 Acres more or less.

Together with the right of ingress and egress over and across a 60 foot strip of land whose centerline is more particularly described as follows: Commence at the SW corner of the SE 1/4 of NW 1/4 of Section 26, Township 4 South, Range 15 East and run N 0° 5154"W, 665.53 feet; thence N 88° 47'46"E, 718.56 feet to the Point of Beginning of said centerline; thence N 88°24'33" E, 672.17' to West Right-Of-Way line of Cypress Lake Road and the Point of Termination of said 60 foot easement.

Less and Except the following described property:
Commence at the Southwest corner of the SE 1/4 of the NW 1/4 of Section 26, Township 4 South, Range 15 East, Columbia County, Florida and run N 00°51'54" W, 30.00 feet to the Point of Beginning: Thence continue N 00°51'54" W, 257.00 feet; Thence N 88°24'33" E, 172.00 feet; Thence S 00°51'54"E, 257.00 feet; Thence S 88°24'33" W, 172.00 feet to the Point of Beginning. Containing 1.01 Acres, more or less.

Together with an Easement for Ingress and Egress as lies 30.00 feet to the right of the following described line:
Commence at the Southwest corner of the SE 1/4 of the NW 1/4 of Section 26, Township 4 South, Range 15 East, Columbia County, Florida and run N 00°51'54" W, 30.00 feet; Thence continue N 00°51'54" W, 257.00 feet to the Point of Beginnig of said line; Thence continue N 00° 51'54" W, 378.53 feet; Thence N 88°47'46" E, 718.56 feet; Thence N 88°24'33" E, 677.18 feet to a point on the West Right of Way line of SW Cypress Lake Road and to the Point of Termination of said line.

Parent Parcel
W parcel being
deeded removed

DESCRIPTION:
COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.00°51'54"W., 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°51'54"W., 257.00 FEET; THENCE N.88°24'33"E., 172.00 FEET; THENCE S.00°51'54"E., 257.00 FEET; THENCE S.88°24'33"W., 172.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.01 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.00°51'54"W., 30.00 FEET; THENCE CONTINUE N.00°51'54"W., 257.00 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE N.00°51'54"W., 378.53 FEET; THENCE N.88°47'46"E., 718.56 FEET; THENCE N.88°24'33"E., 677.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW CYPRESS LAKE ROAD AND TO THE POINT OF TERMINATION OF SAID LINE.

Parel being deeded

STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF BIRTH

STATE FILE NUMBER:

DATE ISSUED:

DATE FILED:

CHILD'S NAME: **JAMES EDWARD SANDAGE**

DATE OF BIRTH: **APRIL 10, 1985**

SEX: **MALE**

COUNTY OF BIRTH:

MOTHER'S NAME: **MARY ANN PEARL**
(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

FATHER'S NAME: **HARGIS TIMOTHY SANDAGE**

Ken Jones , STATE REGISTRAR

REQ:

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING: THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.

DH FORM 1946 (08/01/2022)

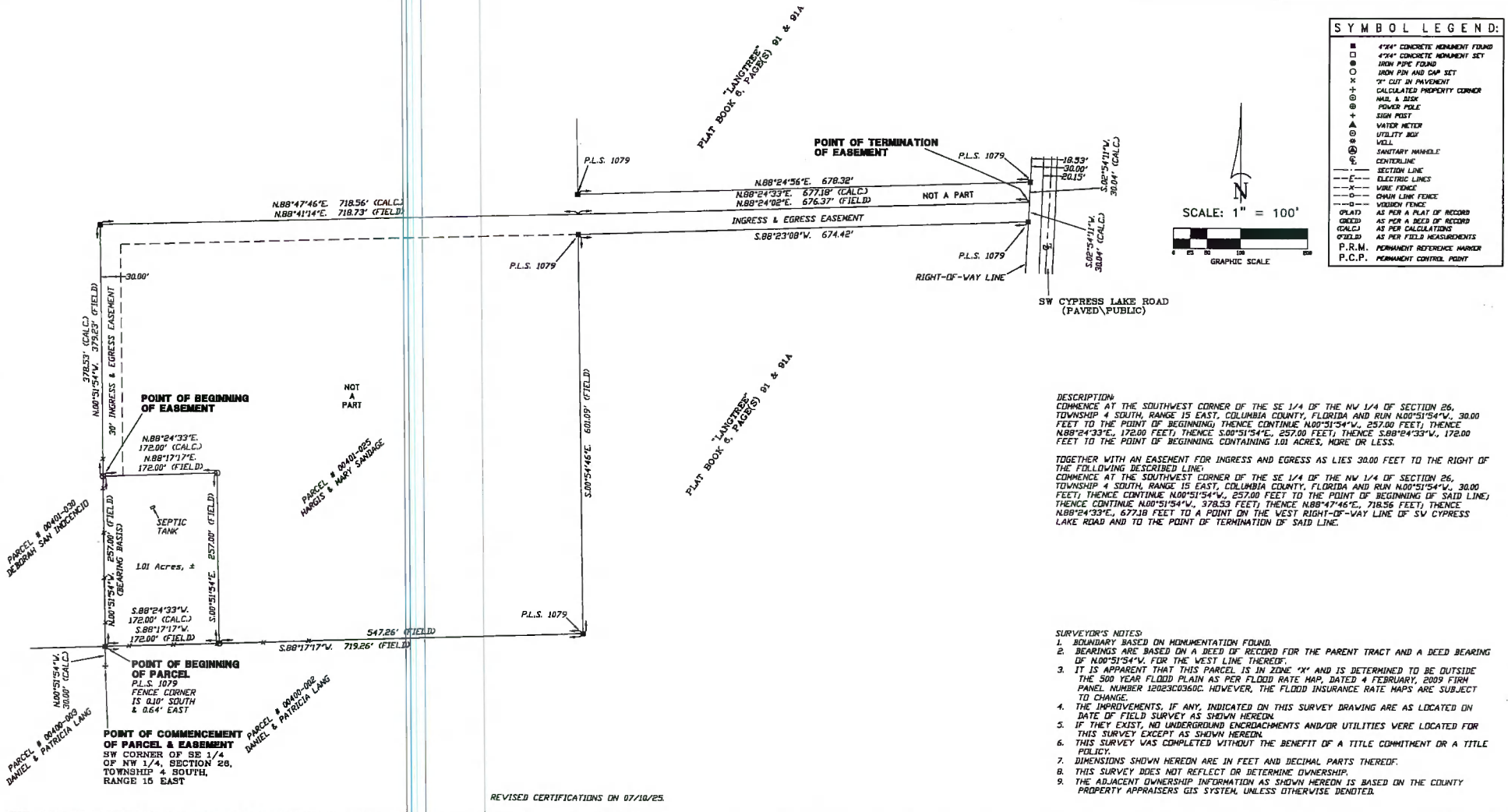
CERTIFICATION OF VITAL RECORD

Florida HEALTH

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

A BOUNDARY SURVEY IN SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.



SYMBOL LEGEND:

■	4"X4" CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
×	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
⊙	NAIL & DISK
⊕	POWER POLE
+	SIGN POST
▲	WATER METER
⊖	UTILITY BOX
❋	WELL
Ⓢ	SANITARY MANHOLE
℄	CENTERLINE
—·—	SECTION LINE
—E—	ELECTRIC LINES
—x—	WIRE FENCE
—o—	CHAIN LINK FENCE
—□—	VISION FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC.)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
P.C.P.	PERMANENT CONTROL POINT

DESCRIPTION:
COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.00°51'54"W., 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°51'54"W., 257.00 FEET; THENCE N.88°24'33"E., 172.00 FEET; THENCE S.00°51'54"E., 257.00 FEET; THENCE S.88°24'33"W., 172.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.01 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.00°51'54"W., 30.00 FEET; THENCE CONTINUE N.00°51'54"W., 257.00 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE N.00°51'54"W., 378.53 FEET; THENCE N.88°47'46"E., 718.56 FEET; THENCE N.88°24'33"E., 677.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW CYPRESS LAKE ROAD AND TO THE POINT OF TERMINATION OF SAID LINE.

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON A DEED OF RECORD FOR THE PARENT TRACT AND A DEED BEARING OF N.00°51'54"W. FOR THE WEST LINE THEREOF.
3. IT IS APPARENT THAT THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NUMBER 12023C0360C. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

REVISED CERTIFICATIONS ON 07/10/25.

CERTIFIED TO:

JAMES SANDAGE
FIRST FEDERAL BANK
SKY TITLE, LLC d.b.a. LAKE CITY TITLE
WESTCOR LAND TITLE INSURANCE COMPANY

FIELD BOOK: 407 PAGE(S): 16

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

06/23/25 — FIELD SURVEY DATE
07/01/25 — DRAWING DATE
L. SCOTT BRITT, P.S.M. — CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BRITT SURVEYING & MAPPING, LLC
LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD,
LAKE CITY, FLORIDA, 32025
www.brittsurvey.com
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-31451

Building and Zoning Department

Special Family Lot Permit Application

Invoice

72752

Applicant Information	Invoice Date	Permit #	Amount Due
SANDAGE HARGIS, SANDAGE MARY P 236SW Paradise Gln	08/18/2025	SFLP250801	**$50.00**

Job Location
Parcel: 26-4S-15-00401-025
Owner: SANDAGE HARGIS, SANDAGE MARY P,
Address: 236SW Paradise Gln

Contractor Information

Invoice History

Date	Description	Amount
08/18/2025	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	$50.00
	Amount Due:	**$50.00**

Credit card payments can be made online here (fees apply)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
http://www.columbiacountyfla.com/BuildingandZoning.asp

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:
Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.

Zoning Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
SANDAGE HARGIS, SANDAGE MARY P 236SW Paradise Gln	Credit Card 14838803	08/18/2025	771485	**$50.00**

AppID: 72752 Development #: SFLP250801
Special Family Lot Permit
Parcel: 26-4S-15-00401-025
Address: 236SW Paradise Gln

Contact Us

Phone:
(386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

Website:
http://www.columbiacountyfla.com/BuildingandZoning.asp

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Payment History

Date	Description	Amount
08/18/2025	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	$50.00
08/18/2025	Payment: Credit Card 14838803	($50.00)
		$0.00